Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6A Niel Street, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$730,000								
Median sale price									
Median price	\$906,000	Property Type House			Suburb	Croydon			
Period - From	01/10/2023	to	31/12/2023	Source	REIV				

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	39a Dorset Rd CROYDON 3136	\$740,000	29/01/2024
2	38 Niel St CROYDON 3136	\$730,000	22/09/2023
3	1/345 Maroondah Hwy CROYDON NORTH 3136	\$685,000	21/11/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

06/02/2024 11:53









Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$730,000 Median House Price December quarter 2023: \$906,000

Comparable Properties



39a Dorset Rd CROYDON 3136 (REI)



Price: \$740,000 Method: Private Sale Date: 29/01/2024 Property Type: House Agent Comments

Agent Comments



Price: \$730,000 **Method:** Sale

38 Niel St CROYDON 3136 (VG)

Method: Sale Date: 22/09/2023 Property Type: House (Res) Land Size: 244 sqm approx



1/345 Maroondah Hwy CROYDON NORTH 3136 Agent Comments (REI/VG)



Price: \$685,000 Method: Private Sale Date: 21/11/2023 Property Type: House (Res) Land Size: 467 sqm approx

Account - Barry Plant | P: 03 9735 3300



propertydata

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